

IAN WIGHTMAN

HISTORIC BUILDING CONSULTANTS



WINDOW CONDITION ASSESSMENT

32 High Street
Emsworth
Hampshire
PO10 7 AW

Client: Mr Alan Linton

Project: Conversion into residential use.

Date: February 2024

Heritage Consultant: Ian Wightman BA Hons MSc PhD IHBC

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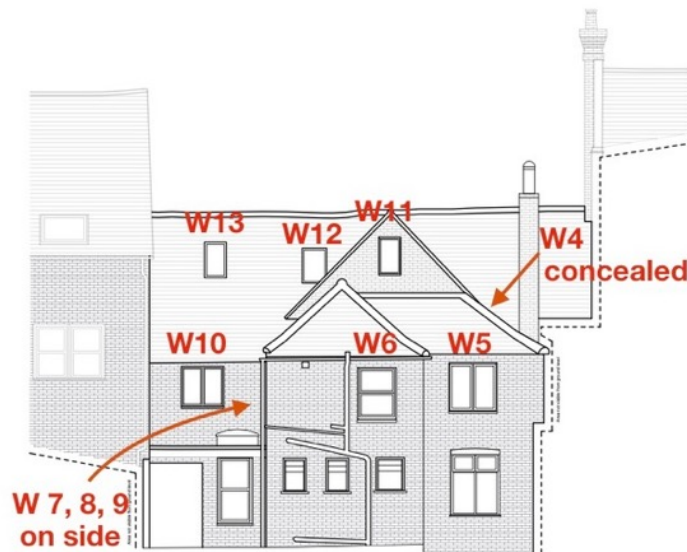
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1. Introduction

- 1.1. This window assessment has been prepared to inform the proposed development of 32 High Street, Emsworth and forms part of an application submitted by Helyer Davies Architects on behalf of Mr Alan Linton.
- 1.2. The assessment was undertaken by Dr Ian Wightman of Ian Wightman Ltd on the 1 February 2024. This consisted of an inspection of each window, though window W1 was made externally due to lack of internal access. W5 was also not accessible. The inspection identifies window type, approximate age and advises on the nature of any repairs or replacement based on the window's significance.
- 0.3. 32 High Street is a grade II listed building and was designated on 6 February 1984.



FRONT ELEVATION
[South-West] 1:100



REAR ELEVATION
[North-East] 1:100

Front and rear elevations showing locations of the windows assessed.

2. Window assessment

2.1. Window no: W1

Location: front elevation

Type: sash

Period: 20th century replacement

Material: timber painted white

Glazing: plate, single

Condition: frame and cill rotten; sashes heavily weathered

Advice: a modern window that is not worthy of repair. An improved replacement could enhance the building.



- 2.2. Window no: W2
Location: front elevation
Type: sash
Period: 20th century replacement
Material: timber painted white
Glazing: plate, single
Condition: sashes okay, though frame decayed at low level
Advice: repairable, however could be replaced and enhanced as modern.



- 2.3. Window no: W3
Location: front elevation
Type: sash
Period: 20th century replacement
Material: timber painted white
Glazing: plate, single
Condition: frames rotten at lower level and bottom sash in poor condition
Advice: repairable, however could be replaced and enhanced as modern.



- 2.4. Window no: W4
Location: rear elevation of original building
Type: static, multi-paned
Period: 20th century
Material: timber
Glazing: plate, single or double-glazed
Condition: good, from a slightly distant inspection (see photo)
Advice: modern window that could be replaced if necessary.



2.5. Window no: W5
Location: rear elevation
Type: casement
Period: not sure as no access
Material: assumed timber
Glazing: not sure as no access
Condition: not sure as no access
Advice: not sure as no access.

NO IMAGE

- 2.6. Window no: W6
Location: rear elevation
Type: casement
Period: late 19th or early 20th century
Material: timber painted white
Glazing: upper sash crown (historic); lower sash modern plate
Condition: solid and repairable, though requires redecoration and new sash cords
Advice: repair and replace glazing in lower sash.



- 2.7. Window no: W7
Location: side elevation
Type: static
Period: 20th century
Material: timber
Glazing: plate
Condition: good
Advice: modern window so can be retained or replaced.



- 2.8. Window no: W8
Location: side elevation
Type: sash
Period: 20th century
Material: timber
Glazing: modern plate
Condition: poor model and construction
Advice: replace with improved design.



- 2.9. Window no: W9
Location: side elevation
Type: sash
Period: 20th century
Material: timber
Glazing: modern plate
Condition: poor model and construction
Advice: replace with improved design.



- 2.10. Window no: W10
Location: rear elevation
Type: casement
Period: late 19th or early 20th century
Material: timber painted black
Glazing: crown (historic)
Condition: frame good, though casements with signs of water damage and glazing bars beginning to deteriorate in places.
Advice: retain frame; retain casements, if possible, though replicate if timber proves to be failing; glazing could be re-used.



- 2.11. Window no: W11
Location: rear elevation (gable)
Type: casement
Period: 20th century
Material: timber, varnished
Glazing: double-glazed
Condition: okay, but inappropriate modern design
Advice: replace.



- 2.12. Window no: W12
Location: rear
Type: static
Period: 20th century
Material: timber
Glazing: plate
Condition: okay, but poor construction
Advice: replace with more sympathetic design.



- 2.13. Window no: W13
Location: rear roof slope
Type: rooflight
Period: 20th century
Material: timber, unpainted
Glazing: plate
Condition: okay, but could be improved
Advice: replace.



2.14. Window no: W14

Location: side elevation, though now blocked in

Period: late 19th or early 20th century, with older aperture partly infilled

Material: timber

Glazing: possibly plate

Condition: good but blocked in.

Advice: window can be blocked in, though should be retained in the wall and the aperture expressed internally.



3. Conclusion

- 3.1. Whilst 32 High Street is a listed building, only windows W6 and W10 contain historic fabric. In our opinion this is late 19th or early 20th century in date and largely repairable. The exception may be W10 where some of the glazing bars have begun to deteriorate and feel soft in places and the LPA may want to take a view on this.
- 3.2. The remaining windows, with the exception of W14, are all very modern with many being of poor construction and design. These carry no significance and should be capable of replacement with a view to enhancing the appearance of the building.
- 3.3. The three front windows are all modern replacements and should be replicated again, but ideally with more sympathetic glazing bars.